

RITA TECH PARK

HIGHWAY COMMERCIAL PROJECT | INTERSTATE 10 & RITA ROAD | TUCSON, ARIZONA



MAJOR DEMAND GENERATORS IN THE AREA:

- UA TECH PARK: ±6,500 EMPLOYEES FROM IBM, RAYTHEON, CITI GROUP AND UNITED HEALTHCARE
- PIMA COUNTY FAIRGROUNDS: ± 400,000 VISITORS ANNUALLY
- PIMA AIR & SPACE MUSEUM: ± 170,000 VISITORS ANNUALLY
- INTERSTATE 10: ±49,000 VEHICLES PER DAY*
- RITA ROAD: ± 13,000 VEHICLES PER DAY**
- DAVIS MONTHAN AIR FORCE BASE: ± 10,410 MILITARY AND CIVILIAN EMPLOYEES
- RITA RANCH MASTER PLANNED COMMUNITY WITH ±4,990 HOMES

PROPERTY ATTRactions:

- NEW SHELL GAS & CONVENIENCE STORE AND SUBWAY COMING SOON!
- SHOVEL READY PADS AVAILABLE FOR SALE
- FREEWAY ORIENTED SITE WITH EASY INTERSTATE 10 ACCESS
- PYLON SIGNAGE ALONG INTERSTATE 10
- ADJACENT TO THE UA TECH PARK AND THE 1 MILLION SF TARGET.COM FULFILLMENT CENTER
- FIRST MAJOR EXIT ON THE SOUTHEAST SIDE FOR TRAVELERS ENTERING AND EXITING TUCSON

* SOURCE: PIMA ASSOCIATION OF GOVERNMENT 2012

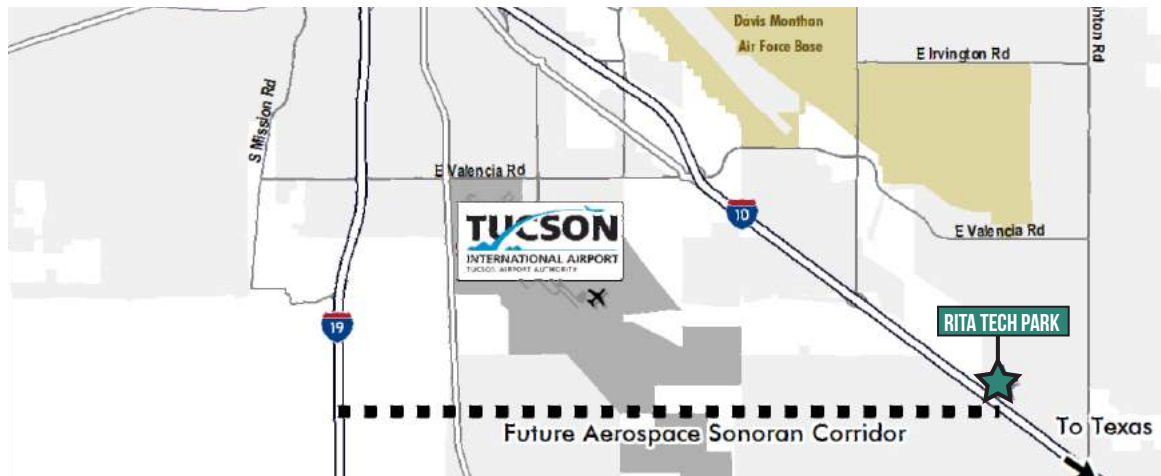
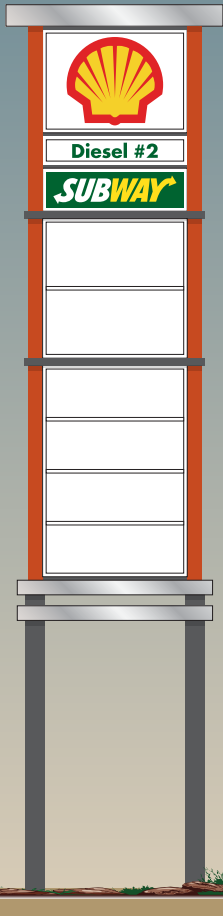
**SOURCE: VERACITY TRAFFIC GROUP

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AVAILABLE LOT INFORMATION

THE PARCELS BEING OFFERED ARE LOCATED WITHIN THE AVAILABLE ±25 ACRES OF LAND PREPARED FOR RETAIL, RESTAURANT, EMPLOYMENT AND HOTEL FACILITIES.

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|------------|---|
| SIZES: | ±30,000 SF - ±437,778 SF |
| ACCESS: | RITA ROAD/SCIENCE PARK DRIVE |
| UTILITIES: | ALL AVAILABLE TO PARCEL |
| HEIGHT: | ±62 FEET |
| ZONING: | C-2 (ALLOWS HOTEL, RETAIL, & RESTAURANT) |
| COMMENTS: | PARCELS CAN BE PLANNED FOR SPECIFIC SIZE REQUIREMENTS, FRONTAGE, ETC. |

2016 EST. DEMOGRAPHICS SOUTHEAST TUCSON

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|------------------------------|-----------|
| POPULATION: | 74,252 |
| POPULATION GROWTH 2016-2021: | 10.60% |
| HOUSEHOLDS: | 22,552 |
| HOUSEHOLD GROWTH 2015-2020: | 10.00% |
| MEDIAN HOUSEHOLD INCOME: | \$74,724 |
| AVERAGE HOUSEHOLD INCOME: | \$86,768 |
| OWNER OCCUPIED UNITS: | 19,423 |
| MEDIAN HOUSING VALUE: | \$191,030 |
| EMPLOYMENT POPULATION: | 54,433 |

SOURCE: NIELSEN 2016

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